

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building		(2) MEETING DATE June 13, 2006		(3) CONTACT/PHONE Ted Bench, Planner III (805) 781-5701	
(4) SUBJECT Request to approve an agreement (Clerk's File) with Rincon Consultants, Inc. to prepare an Environmental Impact Report for the proposed San Luis Obispo County affordable housing ordinances.					
(5) SUMMARY OF REQUEST San Luis Obispo County will prepare and consider new affordable housing ordinances, which, if adopted, would be incorporated as general plan amendments into the Land Use Ordinance and Coastal Zone Land Use Ordinance. An RFP was distributed with regards to the preparation of an Environmental Impact Report for the proposed ordinances. Rincon Consultants, Inc. was chosen based on their experience in EIR preparation for such ordinance amendments.					
(6) RECOMMENDED ACTION It is recommended that the Board of Supervisors approve, and that the Chairman sign the agreement (Clerk's File) with Rincon Consultants, Inc.					
(7) FUNDING SOURCE(S) Federal CDBG funds, County General Funds		(8) CURRENT YEAR COST N/A		(9) ANNUAL COST \$115,044 total	
(10) BUDGETED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): Community Advisory Councils, Workforce Housing Coalition and Home Builders Association					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____					
(13) SUPERVISOR DISTRICT(S) <input type="checkbox"/> 1st, <input type="checkbox"/> 2nd, <input type="checkbox"/> 3rd, <input type="checkbox"/> 4th, <input type="checkbox"/> 5th, <input checked="" type="checkbox"/> All			(14) LOCATION MAP <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A		(15) Maddy Act Appointments Signed-off by Clerk of the Board  N/A
(16) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)			(17) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input checked="" type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input type="checkbox"/> N/A		
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A			(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		
(20) OUTLINE AGREEMENT REQUISITION NUMBER (OAR)  190000194			(21) W-9 <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		(22) Agenda Item History <input checked="" type="checkbox"/> N/A    Date _____
(23) ADMINISTRATIVE OFFICE REVIEW     					

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6-13-06



## SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA  
DIRECTOR

**TO:** BOARD OF SUPERVISORS

**FROM:** TED BENCH, AICP, PLANNER III

**VIA:** ELLEN CARROLL, ENVIRONMENTAL COORDINATOR *Ellen*

**DATE:** JUNE 13, 2006

**SUBJECT:** REQUEST TO APPROVE AN AGREEMENT (CLERK'S FILE) WITH RINCON CONSULTANTS, INC. TO PREPARE AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SAN LUIS OBISPO COUNTY AFFORDABLE HOUSING ORDINANCES

### RECOMMENDATION

It is recommended that the Board of Supervisors approve, and that the Chairman sign the agreement (Clerk's File) with Rincon Consultants, Inc.

### DISCUSSION

San Luis Obispo County will prepare and consider new affordable housing ordinances, which, if adopted, would be incorporated as general plan amendments into the Land Use Ordinance and Coastal Zone Land Use Ordinance. An RFP was distributed with regards to the preparation of an Environmental Impact Report for the proposed ordinances. Rincon Consultants, Inc. was chosen based on their experience in EIR preparation for such ordinance amendments.

Specifically, the EIR will evaluate the potential impacts related to County adoption of an inclusionary housing ordinance, revisions to residential development standards (i.e., smaller lot sizes in the Residential Single Family land use category), and a minimum density requirement for certain parcels in the Residential Multi-Family land use category (i.e., minimum 20 units per acre). A draft EIR is expected to be available for public review by the fall of 2006. The response to public comments and resulting draft document revisions will be handled quickly, and it may be possible to begin public hearings as soon as March, 2007.

### OTHER AGENCY INVOLVEMENT/IMPACTS

Community Advisory Councils, Workforce Housing Coalition and Home Builders Association.

### FINANCIAL CONSIDERATIONS

The Department of Planning and Building receives an annual distribution of federal Community Development Block Grant (CDBG) funds, a portion of which can be used for Planning and Capacity Building expenditures. The Department has allocated the project's CDBG funds into Fund Center 290. The Department has also allocated a portion of its General Funds to this project (in Fund Center 142). The total project cost is \$115,044, of which \$25,000 will come

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from the Department's General Funds, and the balance will be paid with CDBG funds. This total amount includes the \$3000 needed to pay for an option (a Mitigation Monitoring Plan) if the County determines that this option is necessary to make the EIR document complete.

### **RESULTS**

Upon approval of this contract Rincon will be authorized to prepare an EIR that evaluates the potential impacts of the proposed affordable housing ordinances, in conformance with the requirements of CEQA and the County.

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